

Eagle River Chemical Corp.  
To  
Blackhawk Warehousing & Leasing Co.

( ) WARRANTY DEED ( )

KNOW ALL MEN BY THESE PRESENTS:

THAT EAGLE RIVER CHEMICAL CORPORATION, a corporation organized and doing business under the laws of the State of Arkansas, for an in consideration of the sum of Ten Dollars (\$10.00) and the exchange of properties accomplished by the simultaneous execution and delivery of this Deed, with BLACKHAWK WAREHOUSING AND LEASING COMPANY, the receipt of all of which is hereby accomplished, does hereby grant, bargain, sell and convey unto the said Blackhawk Warehousing and Leasing Company, and unto its successors and assigns forever, the following described lands and property located and being situate in the County of Phillips, State of Arkansas, to-wit:

Property located in Private Survey No. 2433, Township Two (2) South, Range Four (4) East, Phillips County, Arkansas, and more particularly described as follows:

Commencing at the Southeast corner of Section Fourteen (14), Township Two (2) South, Range Four (4) East, thence West 3517.8 feet; thence North 1200.0 feet; thence North 35° 34' West 1122.6 feet to the Easterly right-of-way of State Highway No. 242; thence North 54° 12' East 1553.1 feet along said Easterly right-of-way to the Northerly right-of-way of a Street; thence South 39° 53' East 2267.5 feet along the Northerly right-of-way of said Street to its intersection with the Easterly right-of-way of a Street; thence North 23° 42' East 730.8 feet along said Easterly Street right-of-way to the point of beginning; thence, from the point of beginning, South 51° 33' East to the Westerly right-of-way of a spur track as recorded in a Deed of Dedication in Deed Book 518, Page 96 and shown in Plat Book 2, Page 16, of the Official Records of Phillips County, Arkansas; thence Northerly along the Westerly right-of-way of said spur track to its intersection with the Southerly right-of-way of the Missouri Pacific Railroad; thence North 53° 29' West along the Southerly right-of-way of said Missouri Pacific Railroad to its intersection with the Easterly right-of-way of a Street; thence South 23° 42' West 600.0 feet along the said Easterly Street right-of-way to the point of beginning, containing 7.83 acres, more or less.

TO HAVE AND TO HOLD the same unto the said Blackhawk Warehousing and Leasing Company, and unto its successors and assigns forever, together with all and singular the tenements, appurtenances and hereditaments thereunto belonging or in any wise appertaining.

And Eagle River Chemical Corporation, hereby covenants with the said Blackhawk Warehousing and Leasing Company, its successors and assigns, that it will forever warrant and defend the title to said lands and

This instrument was prepared by  
David Solomon, Jr., Attorney, Helena, Ark.

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property against the lawful claims of any and all persons whomsoever.

IN WITNESS WHEREOF Eagle River Chemical Corporation,  
being duly authorized by a proper resolution of its Board of Directors, has  
caused this instrument to be executed by J. W. Shackelford, its President,  
and attested by John Bumpers, its Secretary, with its corporate seal thereto  
affixed on this 12<sup>th</sup> day of April, 1976.

EAGLE RIVER CHEMICAL CORPORATION

BY: J. D. Shackelford  
J. D. Shackelford, President

ATTEST:

*John Bumpers*  
John Bumpers, Secretary

[illegible]

## ACKNOWLEDGED

BE IT REMEMBERED that on this day came before me the undersigned, a Notary Public duly commissioned, qualified, and acting within and for the County and State aforesaid, the within named J. W. Shackelford and John Bumpers, to me well known, who stated that they were the President and Secretary respectively of Eagle River Chemical Corporation, a corporation organized under the laws of the State of Arkansas, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and behalf of said Corporation, and they further state and acknowledged that they have so signed, executed and delivered said foregoing instrument for the considerations, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal  
as such Notary Public on this 12<sup>th</sup> day of April, 1976.

My Commission Expires:

Feb. 15, 1980  
Feb. 15, 1980

Leona B. Caven  
Notary Public  
Leona B. Caven

State of Arkansas, County of Phillips

Filed for record the 12<sup>th</sup> day of April 1976 at 4:00  
o'clock P. and recorded in Book 538 Page 502  
Patricia H. Nichols Circuit Clerk By Dennis E. Massey D.C.

SEAL: